

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
761-5875

Project Name: Lauderdale Beach Hotel

Case #: 51-R-01

Date: 7-24-01

Comments:

- 1) Flow test required.
- 2) Chapter 51 of the SFBC applies to this project.
- 3) Exits do not comply with 3109 SFBC.
- 4) Elevators may not open to required stair vestibule.
- 5) Principle suite exit may no be through laundry room. NFPA 101, 5-5.2.1.and 5-5.1.3.
- 6) All suites in excess of 2000 require two exits. See Table 31-A, SFBC.
- 7) Laundry chutes require a room. See NFPA 101, 7-5.1.
- 8) Stairs must be accessible from roof.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Lauderdale Beach Hotel

Case #: 51-R-01

Date: July 24, 2001

Comments:

This site plan will adversely impact Public Safety radio communications in the future, specifically the beach along A1A from Valencia to Las Olas Blvd. It is the developer's responsibility to contract with Motorola or another qualified vendor to perform signal strength measurements. This measurement shall be in microvolts per meter converted to dBm. All equipment used shall have current certification traceable to the National Bureau of Standards. Copies of the certificates shall be submitted as a part of the documentation. The map in *Attachment – 1* indicates the locations to be used for the measurements. GPS may be utilized to correlate exact location to the reading value to facilitate future measurements. All equipment used in the first test shall be utilized in all subsequent tests to insure accuracy and consistency in the comparison of the data. Tests shall be performed using a ¼ wave antenna mounted on a suitable ground plane held 1.5 meters above ground.

DRC comments from April 10, 2001 still apply to this project and are attached to this document as *Attachment – 2*.

Recommendations:

City Staff recommends that the developer contact Steve Wurster at Motorola to arrange for this testing. Steve's telephone number is (954) 723-8927. Motorola's field engineering staff is familiar with the required equipment and has provided similar testing services in the past.

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Attachment – 1 Signal Measurement Test Point Locations



LAUDERDALE BEACH HOTEL RADIO TEST POINTS

TP 1 at the southwest corner of the structure – 1 meter from structure wall
TP 1 at the northwest corner of the structure – 1 meter from structure wall

TP 3 – TP 12 on the Beachwall (seaward side of A1A)
TP 13 –TP 15 at the high water mark on the beach.

All measurements at 1.5 meters above ground level

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Attachment – 2 DRC Comments from April 10, 2001

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Lauderdale Beach Hotel

Case #: 51-R-01

Date: April 10, 2001

Comments:

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

Recommendations:

The City will require an easement to utilize the roof for communications infrastructure components. This includes, but is not limited to; antennas, base stations, UPS power supplies, and microwave dish antennas. The building owners shall provide a secure climate controlled environment, no less than 25x25x10, suitable for sensitive electronic equipment. This room shall be located within the top floor or roof area to allow for less than one-hundred (100) foot cable runs to the antenna locations. Power for the equipment in this room shall be fed from the building emergency generator. Additional construction specifications will be made available as required.

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; KAVAl Telecom Inc., Bruce Corbett, (888) 865-2825; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

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Division: Engineering

Member: Tim Welch
828-5123

Project Name: Lauderdale Beach Hotel
153 Condominium Units and Retail
Site Plan Review

Case #: 51-R-01A

Date: July 24, 2000

Comments:

1. All comments from 51-R-01 apply to this site for resolution prior to Planning & Zoning Board or Final DRC review.
2. Report submitted with this package indicated traffic review would be submitted prior to review by the P&Z Board. This report must satisfy traffic issues prior to the project being authorized for this P&Z Board review.
3. Engineer shall review City atlas' and indicate all existing utility services (water, wastewater, and other) to this site that will not be utilized by this design and provide for their abandonment at the service main. This work shall be coordinated with the City's field staff.
4. All ramp slopes (not indicated on A-4), stop signs, and stop bars shall be indicated on the appropriate drawings for construction of the parking facility and site ground level.
5. The roadway and utility easement to be dedicated along Poinsettia Street must be conveyed to public prior to Certification of occupancy. This easement and other easement(s) required for utility point of service locations shall be forwarded for review prior to DRC authorization. The recording of these easements shall occur prior to CO but staff requires documents for preliminary review.
6. The lighting (Photometric) plan submitted appears to only design for the ground open surface lot. The remaining portions of the garage must also be designed for in accordance with Section 47-20.14 of the ULDR.

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SITE PLAN REVIEW AND COMMENT
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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Lauderdale Beach Hotel

Case #: 51-R-01

Date: 7/24/01

Comments:

Reference previously submitted comments

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